

ZONE CHANGE LEGAL DESCRIPTION
EXHIBIT A

LEGAL DESCRIPTION:

That tract of land being a portion of the Southwest Quarter of Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being a portion of the tract of land described at Reception No. 206187078 of the records of said El Paso County, being more particularly described as follows:

BEGINNING at Southeast corner of Lot 1, Tutt Office Park Filing No. 1 as recorded at Reception No. 208712733 of the records of said El Paso County, the following three (3) courses are on the Easterly line of said Lot 1; thence: 1) N19°19'00"W a distance of 221.44 feet to a point of curve; 2) on a curve to the right having a central angle of 29°56'07", a radius of 112.00 feet for an arc distance of 58.52 feet, whose chord bears N04°20'56"W; 3) N10°37'07"E a distance of 61.95 feet to the Northeast corner of said Lot 1, being a point on the Southerly line of Lot 1, Tutt Office Park Filing No. 2 as recorded at Reception No. 208712805 of the records of said El Paso County; thence S79°22'53"E on said Southerly line and the Southerly line of Lot 1, Tutt Office Park Filing No. 3 as recorded at Reception No. 210713050 of the records of said El Paso County; a distance of 219.00 feet; thence S10°37'07"W on a Westerly line of said Lot 1, a distance of 35.00 feet; thence S79°22'53"E on the Southerly line of said Lot 1, a distance of 237.44 feet to the Southeast corner thereof, being a point on the common line between the tract of land recorded at Reception No. 206187078 of the records of said El Paso County and the Westerly boundary line of the now vacated Sand Creek Drainage Channel as shown on the plat of The Colorado Springs Ranch Filing No. 2 as recorded in Plat Book Z-5 at Page 137 of the records of said El Paso County; thence S10°32'24"E on said common line, a distance of 13.06 feet to the Northeast corner of Lot 1, Bochnak Family Entertainment Center Subdivision as recorded at Reception No. 205005854 of the records of said El Paso County, following three (3) courses are on the Northerly line of said Lot 1; thence: 1) S70°41'00"W a distance of 398.94 feet; 2) S19°19'00"E a distance of 60.00 feet; 3) S70°41'00"W a distance of 23.00 feet to the POINT OF BEGINNING and containing 1.498 acres of land, more or less.

(TO BE PLATTED AS TUTT OFFICE PARK FILING NO. 4)



115 S. Weber Colorado Springs, Colorado 475-8133

ARCHITECTURE & PLANNING
YOW ARCHITECTS PC

Structural
Electrical
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Plumbing

TUTT OFFICE PARK
FILING NO. 4
TUTT BOULEVARD
Colorado Springs, Colorado 80923

FILED
COUNTY CLERK
EL PASO COUNTY
COLORADO
2023

1 of 2
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